

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
SEPTEMBER 2, 2008**

The regular session of the Auburn City Planning Commission was called to order on September 2, 2008 at 6:02 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Nardini-Hanson, Spokely, Worthington, Young, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Reg Murray, Senior Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

None.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Use Permit - 450 Nevada Street (Sonrise Church) - File # UP 08-5.** The applicant requests approval of a Use Permit to operate a church from the two pad buildings in the Nevada Commercial Center, immediately south of Regal Cinema.

Planner Murray presented the staff report. The applicant proposes a use permit to allow a church in the vacant Nevada Commercial Center pad buildings that front on Nevada Street. The zoning designation for the project site is Central Business District (C-2). The building owner will be required to finish the buildings and obtain a final inspection prior to occupancy. The applicant has provided a letter summarizing the proposed operations of the church, as well as a set of preliminary floor plans illustrating the proposed organization of the building spaces. The southern building will be used for the sanctuary, with worship services, weddings, receptions, etc. A kitchen is proposed next to the sanctuary. The northern building will provide classrooms

for Sunday school classes, youth worship, prayer meetings, support groups, etc. and office space.

The heaviest use will be during Sunday services. The maximum occupancy of the sanctuary will be ± 400 people, with average attendance of 250-300 persons. Parking for church uses is based on the number of seats; the standard being one parking space for every six seats. Based on a maximum of 400 people, the parking needs for the sanctuary would be 67 spaces. The City does not have parking standards for the classrooms, however, applying the City's typical standard of 1 space per 400 square feet, the northern building would generate a parking need of 20 spaces, for a total of 87 required parking spaces. The Nevada Commercial Center provides a total of 222 parking spaces. Since the church operations are not likely to overlap with the users of the office building, staff believes the 222 parking spaces will be more than adequate.

Staff believes the required use permit findings can be met and therefore recommends approval of the request.

Comm. Worthington asked if staff spoke with the property owner.

Planner Murray replied that he did not speak with the owner specifically with regard to this tenant, however the owner is aware of items requiring completion prior to occupancy by the church. Most of the needed work involves cosmetic things and finishing landscaping.

Comm. Worthington asked if the intent of the remainder of the building is to be retail oriented with daytime uses only.

Planner Murray replied that the office will have typical office hours of 8 to 5 on weekdays and the church use will be on week-ends and weekday evenings.

Comm. Spokely asked if any of the remainder of the building is currently leased out.

Planner Murray replied that he believes that Wachovia Bank is the only occupant at this time.

Comm. Spokely asked if Wachovia is aware of the proposed use and/or has any concerns about it.

Planner Murray replied that public notices were mailed, and no communication was received by staff.

Comm. Spokely asked if there would be modifications necessary to handicapped parking for the proposed use.

Planner Murray replied that the available handicapped parking is sufficient for the proposed use.

Chrm. Smith asked if the use permit will allow for growth of the church.

Planner Murray explained that the use permit is for the church to occupy the two buildings even if their membership grows.

Chrm. Smith stated that he is concerned if the church grows it will have a negative impact on traffic, especially if they add a K-8 school.

Planner Murray replied that a school is not part of this request. He pointed out that their activities will take place during week-end and weekday evening hours.

The public hearing was opened.

Ann Olson of 693 Millertown Road in Auburn is a registered civil engineer who is a member of the Sonrise Church. She reviewed the history of the church, which recently became associated with the Bayside Church. Regarding expansion, the capacity is 400, which gives them a lot of expansion possibilities. Currently they have approximately 400 people in each of their two services. They have no intention of opening a school at this location. They hope to ultimately buy the two buildings.

Comm. Worthington asked Ms. Olson if she (her firm) did the traffic engineering.

Ms. Olson replied that they did a full traffic impact study. The study, which showed that there are no impacts from the project, was provided to City staff.

Chrm. Smith asked what the numbers were in and out of the project on any given day.

Ms. Olson stated that the facility that they performed the study on has a 68,000 square foot facility. This facility is 16,000 square feet, and they project 168 cars in and out during the peak hours.

Mr. Jay Scott of 1351 Serra Vista Dr. in Applegate stated that he is an Elder at this church. They are looking forward to moving into the city and being a facility that can be used to bless the community.

There were no other comments from the audience. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt Planning Commission Resolution No. 08-20 (Exhibit A) to approve a Use Permit (File #UP 08-5) to establish a church in the Nevada Commercial Center at 450 Nevada Street.

Comm. Nardini-Hanson **SECONDED**.

AYES: Nardini-Hanson, Spokely, Worthington, Young, Chrm.
Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

ITEM VI: COMMUNITY DEVELOPMENT FOLLOW-UP REPORTS

- A. City Council Meetings
No report.
- B. Future Planning Commission Meetings
There may not be a meeting on Sept. 16, 2008.
- C. Reports
None.

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant